



*Welcome To*  
**312 - 328 East 11<sup>th</sup> Avenue, Vancouver**



*Liana C. Yap* | LIANA'S SHOWCASE  
 PERSONAL REAL ESTATE CORPORATION

This communication is not intended to cause or induce breach of an existing agency agreement.





**312 - 328 East 11<sup>th</sup> Avenue, Vancouver**

**\$988,800**

Unique, Solid, Concrete City Townhome at UNO built by award winning Intracorp in the heart of Mt. Pleasant! This Bright, Southwest Beauty Offers 2 Bedroom+Office/Solarium+/Den/Pantry+2.5 Bathroom w/TWO Massive, Private, Sundecks for the Gardening or Entertaining Enthusiast. Brand New Carpets up and H/W Bamboo Floors on Main, Freshly Repainted. The Highlight of the Home is the Open Concept Kitchen w/Sleek White Cabinets, Gas Range/Stove & a Floating Island for prepping or dining. 2 Office/Flex Rms on Main w? 2 PC Bath and 2 Beds, 2 Full Baths on the 2nd Floor, Enormous, Private, Rooftop Patio on 3rd Level. 2 Pets allowed, Rentals allowed, Parking and an Addtl Storage Locker below. Walking distance to Everything MT Pleasant has to offer.

Strata Fees	\$437.24
Parking	1 + Storage Locker
Type	Condo
Year Built	2006
Style	Inside Unit
Living Area	1,057 ft <sup>2</sup> + 205 ft <sup>2</sup> Deck Space
Bedrooms	2 + 2 Dens
Bathrooms	3

For more photos and a virtual tour, please visit: [www.therealsolutionsgroup.ca](http://www.therealsolutionsgroup.ca)



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